

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: APPROVAL OF DALTON HOTEL AND PARKING GARAGE
PROJECT, FENWAY URBAN RENEWAL AREA, MASS. NO. R-115

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. R-115 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "Authority") and is recorded with Suffolk Deeds, Book 8327, Page 660, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, the Hotel and Parking Garage Project described in the plans listed on Schedule A attached hereto and made a part hereof (the "Project") involves the development of land within the Plan area; and

WHEREAS, the Project is located within planned development are No. 13 as so designated by the Authority on May 22, 1980 subject to a Development Plan adopted on May 22, 1980 (the "Development Plan") requiring design review approval of the Project by the Authority; and

WHEREAS, the Authority and Dalton Associates, the developer of the Project, have entered into a Cooperation Agreement dated July 28, 1980 (the "Cooperation Agreement") by which the Authority has the right to exercise design review over the Project; and

WHEREAS, various Exceptions have been granted for the Project by the Zoning Board of Appeal pursuant to the decisions in BZC 4841 and BZC 4842 both dated July 29, 1980 and signed August 26, 1980 (the "Decisions") which were subject to the proviso that the Authority exercise design review over the Project in accordance with the Cooperation Agreement (the "Proviso"); and

WHEREAS, pursuant to Section 3-1A of the Boston Zoning Code (the "Zoning Code") the Authority is required to review and approve the plans and specifications for the Project and to certify their conformity to the Development Plan; and

WHEREAS, the Authority has considered the Project with reference to the regulations and controls of the Plan and the requirements of the Development Plan, the Cooperation Agreement, the Proviso contained in the Decisions and the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT THE AUTHORITY FINDS THAT:

1. In accordance with Section 603(3) of the Plan, exterior lighting used to light doors, entrances, show windows, plazas, parking areas, open spaces and water surfaces will be created and shielded so as to prevent glare on adjacent properties; and

2. In accordance with Section 603(4) of the Plan, the off-street loading needs of the Project will be met adequately and loading bays will be designed and located so as to permit vehicles to load and unload without interfering with pedestrian or vehicular traffic on rights-of-way; and

3. In accordance with Section 603(5) of the Plan, sufficient and suitable refuse and garbage storage and disposal facilities will be provided for the Project; and

4. In accordance with Section 603(6) of the Plan, all open areas in the Project will be suitably landscaped so as to provide a visually attractive environment, and landscaping and planting has been maximized and the paving of open areas minimized to an extent which the Authority approves; and

5. In accordance with Section 603(7) of the Plan, three hundred square feet will be allocated per required parking space, off-street parking spaces will be available in a number sufficient to meet the needs of persons using the Project and meet the requirements of the Table contained in said Section 603(7), access driveways are a minimum of 15 feet in width, and appropriate night lighting will be provided; and

6. In accordance with Section 603(8) of the Plan, the Project is designed so that persons in wheelchairs can enter and leave and travel about the Project in a reasonable manner without undue obstruction; and

7. In accordance with Section 603(9) of the Plan, the Authority approves of the setback of the Project buildings from streets and ways and adjacent properties; and

8. In accordance with Section 603(10) of the Plan, the Authority approves the size, design, location and number of signs for the Project which include the following:

(a) A sign displaying the Hilton Logo containing two pieces at 10' x 14'5" to be located on the side of the Penthouse facing on Scotia Street. This sign to be illuminated with clear red neon tube illumination.

(b) A sign displaying the Hilton Logo containing two pieces at 8' x 11'9" to be located on the side of the Penthouse facing on Belvidere Street. This sign to be illuminated with clear red neon tube illumination.

(c) A sign displaying the name "Hilton" in individual incised letters at 2'6" x approximately 13' to be located over the entry-way to

the Hotel and restaurant off of Dalton Street. This sign will be illuminated with white neon tube illumination.

(d) A sign displaying the name Hilton in individual letters at 18" in height over a length of approximately 10'0" immediately over the entry-way to the parking garage off of Belvidere Street. This sign will be illuminated by red neon interior illumination transformers contained in the individual letters.

The foregoing signs are as shown on the plans entitled "A Hilton Hotel, Boston, Massachusetts - West & South Signing", drawing No. HH-1B dated September 19, 1981, and "The Hilton Hotel - East Signing & Plan View", drawing No. HH-1C dated March 3, 1981, both prepared by Tom Hughes Company.

9. The Authority hereby expressly approves the plans listed on Schedule A attached hereto and the plans for the proposed signs pursuant to the requirements of the Plan, the Development Plan, the Cooperation Agreement, the Proviso contained in the Decisions and the Zoning Code.

SCHEDULE A

THE DALTON HOTEL PROJECT

Schedule of Plans Dated May 1, 1981, By Irving Salsberg & Associates, Inc., Architects; LeMessurier Assoc./CSI, Structural Engineers; Fitzmeyer & Tocci, Inc., Mechanical Engineers; and Lottero & Mason Assoc., Inc., Electrical Engineers

ARCHITECTURAL

<u>No.</u>	<u>Title</u>	<u>Date</u>
A1	Site Plan	May 1, 1981
A2	Site Details	May 1, 1981
A3	Basement Plan (West)	May 1, 1981
A4	Basement Plan (East)	May 1, 1981
A5	First Floor Plan	May 1, 1981
A6	Second Floor Plan	May 1, 1981
A7	Third Floor Plan	May 1, 1981
A8	Fourth Floor Plan	May 1, 1981
A9	Typical Floor Plan	May 1, 1981
A10	Roof Plan	May 1, 1981
A11	Parking Level 1 and 2A	May 1, 1981
A12	Parking Level 3A and 2B	May 1, 1981
A13	Parking Level 4A and 3B	May 1, 1981
A14	Parking Level 5A and 4B	May 1, 1981
A15	Parking Level 6A and 5B	May 1, 1981
A16	Parking Level 6B and Pool Deck	May 1, 1981
A17	West and South Elevations	May 1, 1981
A18	East and North Elevations	May 1, 1981
A19	Garage Elevations	May 1, 1981
A20	Building Sections 1	May 1, 1981
A21	Building Sections 2	May 1, 1981
A22	Building Sections 3	May 1, 1981
A23	Plans and Sections Stair 1	May 1, 1981
A24	Plans Stair 2, 3, 4	May 1, 1981
A25	Sections, Stairs 2, 3, 4	May 1, 1981
A26	Plans and Sections Stairs 5, 8	May 1, 1981
A27	Plans and Sections Stairs 6, 10	May 1, 1981
A28	Stair Plans and Sections 7, 9	May 1, 1981
A29	Exterior Wall Sections 1 Tower	May 1, 1981
A30	Exterior Wall Sections 2 Tower	May 1, 1981
A31	Exterior Wall Sections 3 Tower	May 1, 1981
A32	Precast Concrete Details	May 1, 1981
A33	Precast Details, First Floor Tower	May 1, 1981
A34	Elevator Sections	May 1, 1981
A35	Guest Room Balconies	May 1, 1981
A36	Public Toilets	May 1, 1981
A37	(Not Used)	May 1, 1981
A38	Aluminum and Glazing	May 1, 1981
A39	Windows	May 1, 1981

<u>No.</u>	<u>Title</u>	<u>Date</u>
A40	Swimming Pool Roof, Plan and Details	May 1, 1981
A41	Roof Details 1	May 1, 1981
A42	Roof Details 2	May 1, 1981
A43	Door Schedule	May 1, 1981
A44	Door Schedule and Details	May 1, 1981
A45	Finish Schedule, Interior Partition Details	May 1, 1981
A46	Typical Core Plan Details	May 1, 1981
A47	Elevator Penthouse Plans	May 1, 1981
A48	Upper Lobby Plans and Sections	May 1, 1981
A49	Garage Details	May 1, 1981
A50	Exterior Wall Sections 4 Low Rise	May 1, 1981
A51	Exterior Wall Sections 5 Low Rise	May 1, 1981
A52	Exterior Wall Sections 6 Low Rise	May 1, 1981

STRUCTURAL

<u>No.</u>	<u>Title</u>	<u>Date</u>
S1	General Notes and Abbreviations	May 1, 1981
S2	Typical Details	May 1, 1981
S3	Foundation and Basement Framing	May 1, 1981
S4	First Floor Framing	May 1, 1981
S5	Second Floor Framing	May 1, 1981
S6	Third Floor Framing	May 1, 1981
S7	Fourth Floor and Low Roof Framing	May 1, 1981
S8	Fifth Through Twenty-Fifth Floor Framing	May 1, 1981
S9	Roof Framing	May 1, 1981
S10	PH Roof and Misc. Framing Plans	May 1, 1981
S11	Column Schedule Low Rise and Details	May 1, 1981
S12	Column Schedule High Rise	May 1, 1981
S13	Grade Beam Schedule and Details	May 1, 1981
S14	Pile Cap Plans and Details	May 1, 1981
S15	Sections	May 1, 1981
S16	Sections	May 1, 1981
S17	Sections	May 1, 1981
S18	Wind Bracing Elevations and Details	May 1, 1981
S19	Spandrel Girder Elevations and Details	May 1, 1981
S20	(Not Used)	May 1, 1981
S21	Foundation and Basement Framing	May 1, 1981
S22	Level 1 and 2A Framing	May 1, 1981
S23	Level 3A and 2B Framing	May 1, 1981
S24	Level 4A and 3B Framing	May 1, 1981
S25	Level 5A and 4B Framing	May 1, 1981
S26	Level 6A and 5B Framing	May 1, 1981
S27	Sundeck and Level 6B Framing	May 1, 1981
S28	Pool Roof Framing	May 1, 1981
S29	Column Schedule and Details	May 1, 1981

<u>No.</u>	<u>Title</u>	<u>Date</u>
S30	CIP Column Details	May 1, 1981
S31	CIP Beam Schedule	May 1, 1981
S32	P/T Beam Schedule	May 1, 1981
S33	Sections	May 1, 1981
S34	Sections	May 1, 1981
S35	Sections	May 1, 1981
S36	Sections	May 1, 1981

PLUMBING

<u>No.</u>	<u>Title</u>	<u>Date</u>
P1	Basement Plan (West)	May 1, 1981
P2	Basement Plan (East)	May 1, 1981
P3	First Floor Plan	May 1, 1981
P4	Second Floor Plan	May 1, 1981
P5	Third Floor Plan	May 1, 1981
P6	4th-12th Floor Plan	May 1, 1981
P7	13th Floor Plan	May 1, 1981
P8	14th-25th Floor Plan	May 1, 1981
P9	1st and 2nd Flr Kitchen Plans	May 1, 1981
P10	Plumbing Risers	May 1, 1981
P11	Plumbing Risers	May 1, 1981
P12	Parking Level 1 and 2A	May 1, 1981
P13	Parking Level 2B and 3A	May 1, 1981
P14	Parking Level 3B and 4A	May 1, 1981
P15	Parking Level 4B and 5A	May 1, 1981
P16	Parking Level 5B and 6A	May 1, 1981
P17	Parking Level 6B and Pool Deck	May 1, 1981

FIRE PROTECTION

<u>No.</u>	<u>Title</u>	<u>Date</u>
FP1	Basement Floor (West)	May 1, 1981
FP2	Basement Floor (East)	May 1, 1981
FP3	First Floor Plan	May 1, 1981
FP4	Second Floor Plan	May 1, 1981
FP5	Third Floor Plan	May 1, 1981
FP6	Typical Floor Plan	May 1, 1981
FP7	Parking Level 1 and 2A	May 1, 1981
FP8	Parking Level 2B and 3A	May 1, 1981
FP9	Parking Level 3B and 4A	May 1, 1981
FP10	Parking Level 4B and 5A	May 1, 1981
FP11	Parking Level 5B and 6A	May 1, 1981
FP12	Parking Level 6B and Pool Deck	May 1, 1981

MECHANICAL

<u>No.</u>	<u>Title</u>	<u>Date</u>
M1	Basement Flr Plan (West)	May 1, 1981
M2	Basement Flr Plan (East)	May 1, 1981
M3	First Floor Ductwork Plan	May 1, 1981
M3A	First Floor Piping Plan	May 1, 1981
M4	Second Floor Plan	May 1, 1981
M5	Third Floor Plan	May 1, 1981
M5A	Third Floor Plan and Mechanical Plan	May 1, 1981
M6	4th-24th Floor Plans	May 1, 1981
M7	25th Floor Plan	May 1, 1981
M8	Roof Plan	May 1, 1981
M9	Riser Diagrams	May 1, 1981
M10	Details	May 1, 1981
M11	Schedule Sheet #1	May 1, 1981
M12	Schedule Sheet #2	May 1, 1981
M13	1st and 2nd Floor Kitchen Plans	May 1, 1981
M14	Level 5A	May 1, 1981
M15	Level 6A	May 1, 1981
M16	Pool Level	May 1, 1981

ELECTRICAL

<u>No.</u>	<u>Title</u>	<u>Date</u>
E1	Site Utility Plan	May 1, 1981
E2	Basement Plan (West)	May 1, 1981
E3	Basement Plan (East)	May 1, 1981
E4	First Floor Plan	May 1, 1981
E5	Second Floor Plan	May 1, 1981
E6	Third Floor Plan	May 1, 1981
E7	Typical Floor Plan	May 1, 1981
E8	Parking Level 1 and 2A	May 1, 1981
E9	Parking Level 2B and 3A	May 1, 1981
E10	Parking Level 3B and 4A	May 1, 1981
E11	Parking Level 4B and 5A	May 1, 1981
E12	Parking Level 5B and 6A	May 1, 1981
E13	Parking Level 6B and Pool Deck	May 1, 1981
E14	Electrical Legend	May 1, 1981
E15	Riser Diagram	May 1, 1981
E16	Riser Diagram	May 1, 1981
E17	Telephone Sys. Diagram	May 1, 1981
E18	Riser Diagram	May 1, 1981
E19	Fire Alarm Schedule and Notes	May 1, 1981
E20	Roof Plan	May 1, 1981
E21	Kitchen Plans	May 1, 1981
E22	Riser Diagram	May 1, 1981
E23	Schedules	May 1, 1981
E24	Schedules	May 1, 1981

Total = 158 Sheets

MEMORANDUM

DECEMBER 17, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: APPROVAL OF FINAL PLANS IN ACCORDANCE WITH THE
PROVISIONS OF THE PDA DESIGNATION FOR THE
DALTON STREET HOTEL

On May 22, 1980, the Authority approved a Planned Development Area Sub-district to allow for the construction of a new Statler Hotel and parking garage complex by Robert Sage Associates.

The Authority has had consistent review of their plans to assure full compliance with the controls of the Fenway Urban Renewal Plan, the requirements of the PDA, the Authority's design review and the provisions of the Board of Appeal decisions. However, in order to ensure that the project is able to go into a permanent financing closing, it is necessary for the Authority to make the appropriate findings that the hotel complex, as it is proceeding, is in compliance with all the provisions of the Urban Renewal Plan and the PDA. The plans as listed are in full compliance with the Authority's design review approval.

It is, therefore, recommended that the Authority approve the attached Resolution ratifying and confirming that the complex is proceeding in accordance with the applicable requirements of the Authority's controls.

